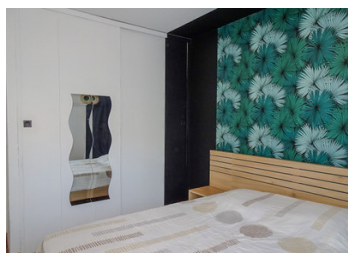
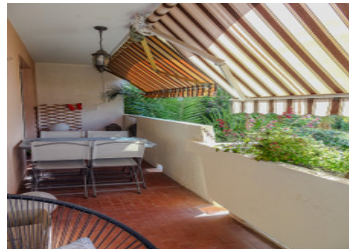


## Renovated 2-bedroom flat on ground floor of established residences near the coast



## INFORMATION

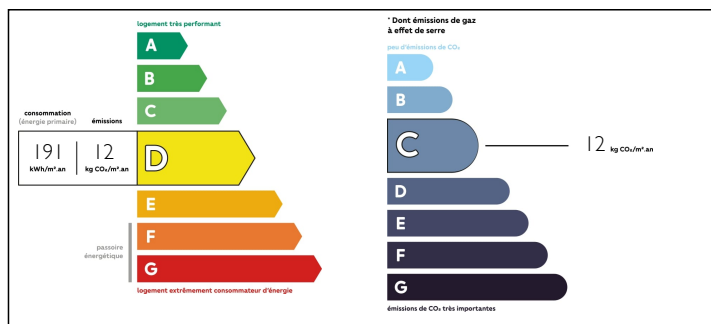
Town:	Hyères
Department:	Var
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	0 m2



## IN BRIEF

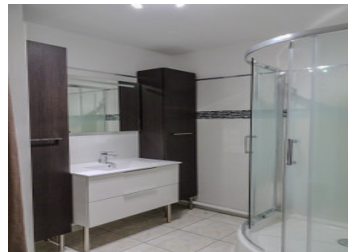
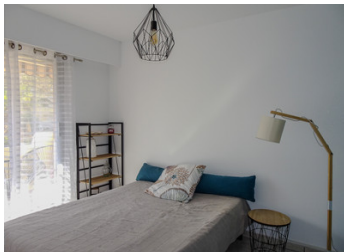
In the quiet, gated and secure REGENCE PARK condominium, a tastefully renovated flat. Located on the raised ground floor, this flat comprises: an entrance hall with cupboard, a living room with its own south-facing terrace, a beautiful fitted and equipped kitchen with its own north-facing terrace + a storeroom. The sleeping area comprises two bedrooms with large closets, a shower room and separate toilet. The flat has plenty of storage space and private parking in the basement. Individual gas-fired heating with boiler and double-glazed windows. Condominium charges include cold water, janitor, cleaning and maintenance of green spaces.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

In the quiet, gated and secure REGENCE PARK condominium, a tastefully renovated flat.

Located on the raised ground floor, this flat comprises: an entrance hall with cupboard, a living room with its own south-facing terrace, a beautiful fitted and equipped kitchen with its own north-facing terrace + a storeroom. The sleeping area comprises two bedrooms with large closets, a shower room and separate toilet. The flat has plenty of storage space and private parking in the basement.

Individual gas-fired heating with boiler and double-glazed windows. Condominium charges include cold water, janitor, cleaning and maintenance of green spaces.

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Co-owned building of 2 units

Provisional annual charges: 1660€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 1301 EUR**

## NOTES